

## Request for City Council Action

Date: July 15, 2002

To: Council Member Lisa Goodman, Community Development Committee  
Council Member Barbara Johnson, Ways and Means/Budget Committee  
Refer to: MCDA Board of Commissioners

Prepared by John Harrington, Project Coordinator, Phone 612-673-5018

Approved by Chuck Lutz, MCDA Interim Executive Director \_\_\_\_\_

**Subject:** Public Hearing for Modification No. 1 to the Hiawatha and Lake  
Redevelopment Plan

**Previous Directives:** On April 4, 2000, the City Council approved City and MCDA actions to promote transit-oriented development opportunities in the Hiawatha LRT Corridor. On May 19, 2000, the City Council and the MCDA Board of Commissioners approved the Hiawatha and Lake Redevelopment Project Area. On May 18, 2001, the City Council adopted the Hiawatha/Lake (LRT) Station Area Master Plan. On December 28, 2001, the City Council adopted Development Objectives for the Hi-Lake Shopping Center property within the Redevelopment Area.

**Ward:** 6, 9

**Neighborhood Group Notification:** Longfellow Community Council, Seward Neighborhood Group, East Phillips Improvement Coalition, Corcoran Neighborhood Organization, Powderhorn Park Neighborhood Association, Lake Street Partners, Lake Street Council, and the Hiawatha and Lake Business Association.

**Consistency with *Building a City That Works*:** The Redevelopment Area Plan and Modification No. 1 are consistent with Goal 3: Support strong and diverse neighborhoods where people choose to live. Objective A: Support neighborhood retail services, commercial corridors and employment hubs.; Objective B: Eliminate barriers and blighting influences that prevent or inhibit healthy neighborhood environments and economies.; and Objective C: Create an environment that encourages private investment in neighborhoods.; and Goal 5: Participate in partnerships to achieve common community development objectives. Objective B: Strengthen our participation in existing partnerships and act as a catalyst to form new partnerships.; and Objective C: Work with neighborhoods and the Neighborhood Revitalization Program (NRP) to create partnerships characterized by mutual respect and common goals.

**Comprehensive Plan Compliance:** This general location is designated as a Potential Growth Center in the Minneapolis Plan.

**Zoning Code Compliance:** Will comply.

**Impact on MCDA Budget:** (Check those that apply)

- ☒ No financial impact
- ☐ Action requires an appropriation increase to the MCDA Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☐ Other financial impact (Explain):

**Living Wage / Business Subsidy:** Will comply.

**Job Linkage:** Will comply.

**Affirmative Action Compliance:** Will comply.

**RECOMMENDATION:**

City Council Recommendation: The Interim Executive Director recommends that the City Council:

1. Approve the attached City Council resolution adopting Modification No. 1, dated June 13, 2002, to the Hiawatha and Lake Redevelopment Plan; and,
2. Forward this report to the MCDA Board of Commissioners.

**MCDA Board Recommendation:**

The Interim Executive Director recommends that the Board of Commissioners: Approve the attached MCDA resolution adopting Modification No. 1, dated June 13, 2002, to the Hiawatha and Lake Redevelopment Plan.

**Background/Supporting Information**

The purpose of the Modification is to expand the project area boundary of the Hiawatha and Lake Redevelopment Project Area to include the blocks north and south of Lake Street between Cedar and 18th Avenues, and to designate parcels as "Property That May Be Acquired".

The Hiawatha and Lake Redevelopment Plan was approved by the Minneapolis City Council on May 19, 2000. The Plan was prepared by the MCDA to establish the Hiawatha and Lake Redevelopment Project in order to provide a framework for future planning. Subsequent activities developed a citizen participation process, preparation of a concept plan, and adoption of development objectives for a portion of the Project Area. Strategies for phasing development and relocating existing businesses that will be affected by the redevelopment will be refined with input from local neighborhood and business associations.

The original boundary of the Hiawatha and Lake Redevelopment Project Area was generally between 29th Street East on the north (excluding the cemetery), Cedar Avenue South on the west, 31st Street East on the south and Hiawatha Avenue on the east. The (modified) project area is located in the Corcoran and Phillips Neighborhoods of South Minneapolis and within the 9th and 6th Wards of the City of Minneapolis.

## **Redevelopment Plan**

In addition to the Hiawatha/Lake (LRT) Station Area Master Plan, the original Redevelopment Plan, and the adopted Development Objectives, the Redevelopment Project Area has been the subject of two separate but related plans prepared under the auspices of neighborhood organizations. The Longfellow Community Council prepared and adopted the East End Revival Plan. Corcoran Neighborhood Organization has a corresponding plan entitled the Corcoran Midtown Revival plan.

The expanded Project Area is proposed primarily in response to requests from and discussions with the neighborhood organizations within the existing and expanded Project Area(s).

The identification of additional properties that may be acquired is intended to facilitate the Agency's ability to work with affected neighborhoods and, eventually, developers, with site assembly activities.

## **Financing Plan**

Potential funding sources for the project include State, County Metropolitan and City funding for LRT and transit-oriented development, tax increment financing, land sale proceeds, developer equity and other sources. MCDA will develop a finance plan and identify financial resources that will be needed to implement each stage of the project and will bring a finance plan to the City Council for its consideration before any acquisition or other implementation activities may begin. A finance plan will also be a required integral element of any public financial assistance request recommended for City Council consideration.

### **RECOMMENDATION:**

**City Council Recommendation:** The Interim Executive Director recommends that the City Council:

- 1. Approve the attached City Council resolution adopting Modification No. 1, dated June 13, 2002, to the Hiawatha and Lake Redevelopment Plan; and,**
- 2. Forward this report to the MCDA Board of Commissioners.**

MCDA Board Recommendation:

**The Interim Executive Director recommends that the Board of Commissioners:**

**Approve the attached MCDA resolution adopting Modification No. 1, dated June 13, 2002, to the Hiawatha and Lake Redevelopment Plan.**

## **Adopting Modification No 1 to the Hiawatha and Lake Redevelopment Plan.**

### **RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEAPOLIS:**

#### Section 1. Recitals

- 1.1. Pursuant to Laws of Minnesota 1980, Chapter 595, as amended, and the Minneapolis Code of Ordinances, Chapter 422, as amended (the “Agency Laws”) the Housing and Redevelopment Authority in and for the City of Minneapolis has been reorganized, granted additional powers, and designated the Minneapolis Community Development Agency (the “Agency”) with the authority to propose and implement city development districts, redevelopment projects and tax increment financing districts, all pursuant to Minnesota Statutes, Sections 469.001 through 469.047, and 469.174 through 469.179 as amended; and Laws of Minnesota 1971, Chapter 677 (the “Project Laws”).
- 1.2. By Resolution No 2000R-217 at the City Council (the Council”) meeting held May 19, 2000, the Council adopted the Hiawatha Avenue and Lake Street Redevelopment Plan, dated April 7, 2000.
- 1.3. It has been proposed that the Agency modify the Hiawatha and Lake Redevelopment Plan (the “Modification”) to expand the boundary of the Hiawatha and Lake Redevelopment Project, and to designate parcels for acquisition, all pursuant to and in accordance with Minnesota Statutes, Sections 469.001 through 469.047.
- 1.4. The Agency has caused to be prepared, and this Council has investigated the facts with respect thereto, a proposed Modification to the Hiawatha and Lake Redevelopment Plan describing more precisely the property that may be acquired and the expanded boundary.
- 1.5. The Agency and the City have performed all actions required by law to be performed prior to the adoption of the Modification including, but not limited to, a review of the proposed Modification by the affected neighborhood groups and the Planning Commission of the City of Minneapolis, transmittal of the proposed

Modification at least thirty days prior to a public hearing of the proposed Modification to the Hennepin County Board of Commissioners and the School Board of Special School District No. 1 for their review and comment, and the holding of a public hearing upon published and mailed notice as required by law.

Section 2.     Findings for the Adoption of the Modification

- 2.1.    The Council hereby determines that it is necessary and in the best interest of the City at this time to approve the Modification to reflect the identification of property that may be acquired within the project area and the expanded boundary.
- 2.2.    The Council further finds, determines, and declares that Modification conforms to the general plan for the development of the City as a whole. Written comments of the Planning Commission with respect to the Modification were issued and incorporated herein by reference, and are on file in the office of the City Clerk in the form of a petition.
- 2.3.    The Council further finds, determines, and declares that the Modification will afford maximum opportunity, consistent with the needs of the City as a whole, for the redevelopment of the Project Area by private enterprise.
- 2.4.    The Council further finds, determines and declares that the proposed development or redevelopment of housing, commercial and other improvements proposed to be constructed within the Hiawatha and Lake Redevelopment Project Area would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future due to the blighting influences caused by physically and functionally obsolete commercial and residential structures in need of major and minor repair.
- 2.5.    The Council further finds, determines and declares that the property to be added to the Hiawatha and Lake Redevelopment Project qualifies for inclusion in a redevelopment project in accordance with Minnesota Statutes, Section 469.002, Subd. 11.
- 2.6.    The Council further finds, determines and declares that the actions authorized by the Modification are all pursuant to and in accordance with the Project Laws.
- 2.7.    The Council hereby finds, determines, and declares that: (i) the public notice required by Minnesota Statutes, Section 469.028, Subd. 1, was published in a newspaper of general circulation in the City at least ten days but not more than thirty days prior to the date of the public hearing required by Minnesota Statutes, Section 469.028, Subd. 1; (ii) the public hearing required by Minnesota Statutes, Section 469.028, Subd. 1, was held on the date and at the place set forth in the public notice; and (iii) all procedural requirements imposed by applicable

statute, ordinance, resolution, or policy with respect to the Hiawatha and Lake Redevelopment Plan have been complied with by the Agency and the City.

Section 3.    Approval of the Modification

Based upon the findings set forth in Section 2 hereof, the Modification presented to the Council on this date is hereby approved and shall be placed on file in the office of the City Clerk.

Section 4.    Implementation of the Modification

4. 1.    The consultants, counsel, officers and staff of the City and the Agency are authorized and directed to proceed with the implementation of the Modification and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further plans, modifications, resolutions, documents and contracts necessary for this purpose.
4. 2.    The staff of the City and the Agency are hereby authorized and directed to file a copy of the Modification (together with any necessary or appropriate additional documents or information) with the Department of Revenue of the State of Minnesota.

**Approving the Adoption of Modification No 1 to the Hiawatha and Lake  
Redevelopment Plan to Expand the Project Boundary and to Designate  
Property That May Be Acquired.**

WHEREAS, the City Council of the City of Minneapolis (the “City”) approved and adopted Modification No 1 to the Hiawatha and Lake Redevelopment Plan (the “Modification”) pursuant to Minnesota Statutes, Sections 469.001 through 469.047 as amended; and

WHEREAS, the adoption of the Modification is in the best interests of the City and the Minneapolis Community Development Agency (the “Agency”);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE AGENCY AS FOLLOWS:

The adoption of the Modification is hereby approved.

Be It Further Resolved that the Board of Commissioners of the Agency hereby concurs with all findings made by the City Council with respect to the Modification.



Be It Further Resolved that the officers and staff of the Agency are authorized and directed to proceed with the implementation of the Modification, and for this purpose to negotiate, draft, prepare, and present to this Board and the City Council for their consideration, as appropriate, any further plans, modifications, resolutions, documents, and contracts necessary for this purpose.

MINNEAPOLIS COMMUNITY  
DEVELOPMENT AGENCY

**Modification No. 1  
to the  
Hiawatha and Lake  
Redevelopment Plan**

**June 13, 2002**

Prepared by Project Planning and Finance Department, MCDA  
105 5th Avenue South, Minneapolis, Minnesota 55401

**Modification No. 1  
to the  
Hiawatha and Lake Redevelopment Plan  
June 13, 2002**

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1. Boundary Map - Changed
2. Acquisition Map - Changed
3. Land Use Map - Changed
4. Project Area Report and Documentation of Blight - Changed

**Modification No. 1  
to the  
Hiawatha and Lake Redevelopment Plan  
June 13, 2002**

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## **Introduction**

The Hiawatha and Lake Redevelopment Plan was prepared by the Minneapolis Community Development Agency (the MCDA or Agency) to establish the Hiawatha and Lake Redevelopment Project Area in order to provide a framework for future planning that has developed a citizen participation process, preparation of a concept plan, and development objectives. Strategies for phasing development and relocating existing businesses that will be affected by the redevelopment will be refined with input from local neighborhoods and business associations. The Hiawatha and Lake Redevelopment Plan was approved by the Minneapolis City Council on May 19, 2000.

The original boundary of the Hiawatha and Lake Redevelopment Project Area was roughly between 29th Street East on the north (excluding the cemetery), Cedar Avenue South on the west, 31st Street East on the south and Hiawatha Avenue on the east. The existing project area is located in the Corcoran and Phillips Neighborhoods of South Minneapolis and is within the 9<sup>th</sup> Ward of the City of Minneapolis.

This Modification to the Hiawatha and Lake Redevelopment Plan will expand the boundaries of the Hiawatha and Lake Redevelopment Project to include the blocks north and south of Lake Street between Cedar and 18<sup>th</sup> Avenues, and to identify property which may be acquired within the project area. The modified Project Area will be within the 6<sup>th</sup> and 9<sup>th</sup> Wards of the City of Minneapolis.

## ***Background***

Planning for the area around Hiawatha Avenue and East Lake Street has evolved over the years. Parts of the area were included in the Corcoran Neighborhood Association's Neighborhood Revitalization Program (NRP) Action Plan, the People of Phillips NRP Action Plan and the Lake Street/Midtown Greenway Corridor Framework Plan, as well as the Lake Street Station Master Plan process. Also, major initiatives that have taken place, or are about to take place, include the new YWCA, the rebuilding

of Highway 55 (Hiawatha Ave, including new bridge at Lake Street), the Green Institute, the Midtown

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Greenway, Lake Street streetscape improvements and the proposed Hiawatha Light Rail Transit line.

## REDEVELOPMENT PLAN

### I. Description of Project

#### A. Boundary of Redevelopment Project

Under the authority of the Housing and Redevelopment Authorities Act, approval of this Modification expands the boundary of the Hiawatha and Lake Redevelopment Project to include a block north and a block south of Lake Street between Cedar and 18<sup>th</sup> Avenues. The Project Area Report and Documentation of Blight are attached as Exhibit #2.

The area to be added to the existing Hiawatha and Lake Redevelopment Project Area consists of 49 tax parcels, located adjacent to East Lake Street between 18<sup>th</sup> Avenue South and Cedar Avenue in the Corcoran and Phillips Neighborhoods of South Minneapolis. This Modification to the Hiawatha and Lake Redevelopment Plan will expand the boundaries of the Hiawatha and Lake Redevelopment Project to include the blocks north and south of Lake Street between Cedar and 18<sup>th</sup> Avenues, to the east right of way lines of Cedar Avenue and the west right of way lines of 18<sup>th</sup> Avenue South. The modified Project Area will be within the 6<sup>th</sup> and 9<sup>th</sup> Wards of the City of Minneapolis.

Other property included within the boundary of this Redevelopment Project Area includes streets and alleys as shown on the revised Hiawatha and Lake Redevelopment Project Area Boundary Map. The following properties are being added to the Hiawatha and Lake Redevelopment Project Area:

<b>Property ID Number</b>	<b>Address</b>	<b>Owner</b>
<b>North Block</b>		
35-029-24-44-0145	2901 1/2 18 <sup>th</sup> Ave S	City Public Works ROW
35-029-24-44-0144	2905 18 <sup>th</sup> Ave S	W G Saice Jr & R C Dionne
35-029-24-44-0143	2909 18 <sup>th</sup> Ave S	Mai Yia Lo Et Al
35-029-24-44-0142	2913 18 <sup>th</sup> Ave S	R & C Forsberg
35-029-24-44-0141	2917 18 <sup>th</sup> Ave S	Cha Lee & Chao Xiong
35-029-24-44-0140	2921 18 <sup>th</sup> Ave S	Glenn J Ceravsky
35-029-24-44-0219	2925 18 <sup>th</sup> Ave S	Arnold A Carlson

35-029-24-44-0091	2931 18 <sup>th</sup> Ave S	MCDA
35-029-24-44-0090	2935 18 <sup>th</sup> Ave S	A Gonzalez & M Moncayo
35-029-24-44-0089	2939 18 <sup>th</sup> Ave S	L Espinoza & E Lopez
35-029-24-44-0135	2904 Cedar Ave S	L Fansher & S A Fansher
35-029-24-44-0136	2908 Cedar Ave S	Ralph J Rye & Wife
35-029-24-44-0137	2916 Cedar Ave S	Jose A Molina & Zoila Molina

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35-029-24-44-0212	2922 Cedar Ave S	The Good Templar Center
35-029-24-44-0211	2926 Cedar Ave S	US Council IOGT
35-029-24-44-0082	2930 Cedar Ave S	M D & M G Barnes Sr
35-029-24-44-0083	2934 Cedar Ave S	Roger E Carlson Etal
35-029-24-44-0084	1822 E. Lake Street	TNT Properties LTD
35-029-24-44-0218	1804 E. Lake Street	Guy V Lillemore
35-029-24-44-0134	vacant street/alley	

#### South block

02-028-24-11-0001	1813 E. Lake Street	Cathlene Olin
02-028-24-11-0002	1817 E. Lake Street	Alden Erickson
02-028-24-11-0003	1815 E. Lake Street	Cathlene Olin
02-028-24-11-0004	3008 Cedar Ave S	Alden Erickson
02-028-24-11-0005	3016 Cedar Ave S	Capital Devel Corp
02-028-24-11-0267	3028 Cedar Ave S	Julio Niola
02-028-24-11-0017	3030 Cedar Ave S	E M Fries Et Al W/L Est
02-028-24-11-0018	3032 Cedar Ave S	Fabian R Rivera Et Al
02-028-24-11-0019	3036 Cedar Ave S	Thomas Edward Schmidt
02-028-24-11-0020	3040 Cedar Ave S	Elizabeth A Lake
02-028-24-11-0021	3044 Cedar Ave S	Wayne Thomas Haroldson
02-028-24-11-0022	3046 Cedar Ave S	Fidelia Moralee
02-028-24-11-0059	1808 E. 31 <sup>st</sup> Street	Viengvong Vongsay
02-028-24-11-0060	1806 E. 31 <sup>st</sup> Street	Marilyn Pregler
02-028-24-11-0247	1804 E. 31 <sup>st</sup> Street	Scott Properties
02-028-24-11-0063	1800 E. 31 <sup>st</sup> Street	Jessie Crockett
02-028-24-11-0023	3041 18 <sup>th</sup> Ave S	Edward T Johnson Et Al
02-028-24-11-0024	3037 18 <sup>th</sup> Ave S	Delores M Anoka
02-028-24-11-0229	3033 18 <sup>th</sup> Ave S	Richard D Shatek
02-028-24-11-0027	3031 18 <sup>th</sup> Ave S	J V Tapia & E Bonilla
02-028-24-11-0262	3029 18 <sup>th</sup> Ave S	Robert W Allison Jr
02-028-24-11-0268	3023 18 <sup>th</sup> Ave S	Maryland R Rosenbloom Et

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02-028-24-11-0266	3021 18 <sup>th</sup> Ave S	Joyce Anderson
02-028-24-11-0008	3019 18 <sup>th</sup> Ave S	Arthur D Galbraith
02-028-24-11-0258	3017 18 <sup>th</sup> Ave S	Adline S Drepaul
02-028-24-11-0259	3013 18 <sup>th</sup> Ave S	Richard L Opdal
02-028-24-11-0013	1805 E. Lake Street	Charles P Wentworth & Wife
02-028-24-11-0014	1807 E. Lake Street	Five Star General Const Inc
02-028-24-11-0012	1809 ½ E. Lake Street	Alden R Erickson

## B. Project Boundary Map

The Project Boundary Map, Exhibit #1, is included in this Redevelopment Plan.

- C. Objectives of the Redevelopment Plan – No Change
- D. Types of Redevelopment Activities – No Change

## II. Land Use Plan

- A. Land Use Map - **Updated**

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The Land Use Map, Exhibit #3, is included in this Redevelopment Plan.

- B. Land Use Provisions and Requirements

All development on land acquired by the Agency shall conform to the applicable State and local codes and ordinances and the requirements of this Plan, including the provisions of the Minneapolis Zoning Ordinance. In cases where codes or ordinances are more restrictive than this Plan, the more restrictive will apply.

- a. Permitted Uses

- i. Residential/Mixed Use/Transit-Oriented Development

shall conform to the Minneapolis Zoning Ordinance and will include a mix of residential and commercial uses along with connections to the proposed LRT line.

Site specific development will conform with the city's land use regulations. Land use regulations in the Hiawatha Corridor are currently being evaluated and revised to reflect the impacts of the proposed LRT line on land use patterns.

- C. Period During Which Land Use Provisions and Requirements Will Be In Effect

The requirements and provisions of Section II. B. of this Redevelopment Plan shall apply to all of the properties acquired in the Project Area except where strict compliance thereto would in the judgment of the Agency not be in the best interest of the project or the City, and would not contribute to the achievement of the objectives of this Redevelopment Plan. These requirements shall remain in effect for twenty years from the date of conveyance of the disposition parcel.

### III. Project Proposals

#### A. Property Acquisition Map – **Changed**

The Property Acquisition Map, Exhibit #2, is included in this Redevelopment Plan.

#### B. Property Acquisition

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##### 1. Property That May Be Acquired – expanded area

The parcels that may be acquired that are located in the area to be added to the expanded project area are:

<u>Property ID Number</u>	<u>Address</u>	<u>Owner</u>
<b>North Block</b>		
35-029-24-44-0084	1822 E. Lake Street	TNT Properties LTD
35-029-24-44-0218	1804 E. Lake Street	Guy V Lillemore
35-029-24-44-0134	vacant street/alley	Public Works ROW
<b>South block</b>		
02-028-24-11-0001	1813 E. Lake Street	Cathlene Olin
02-028-24-11-0002	1817 E. Lake Street	Alden Erickson
02-028-24-11-0003	1815 E. Lake Street	Cathlene Olin
02-028-24-11-0004	3008 Cedar Ave S	Alden Erickson
02-028-24-11-0013	1805 E. Lake Street	Charles P Wentworth & Wife
02-028-24-11-0014	1807 E. Lake Street	Five Star General Const Inc
02-028-24-11-0012	1809 ½ E. Lake Street	Alden R Erickson

##### Property That May be Acquired – Existing Project Area

The following list contains the list of property that may be acquired within the existing Hiawatha and Lake Redevelopment Project Area:

<u>Property ID Number</u>	<u>Address</u>	<u>Owner/taxpayer</u>
01-028-24-21-0060	3055 22 <sup>nd</sup> Ave S	S T Blomquist, et al/S T Blomquist
01-028-24-21-0105	2225 E. Lake Street	Special School Dist No 1/Mpls Board of Education
01-028-24-21-0106	2300 E Lake Street	State Highway Dept/MN Dept of Transportation
01-028-24-21-0061	3049 22 <sup>nd</sup> Ave S	Manuel Valle & Irene Morales

##### **BLOCK 1**

01-028-24-22-0048	1825 Lake Street East	TNT Properties Ltd.
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01-028-24-22-0047	3005 Cedar Ave S	C P Wentworth & S A Wentworth/Chuck P Wentworth
01-028-24-22-0125	3011 Cedar Ave S	C P Wentworth & S A Wentworth/Charles P Wentworth
01-028-24-22-0043	3017 Cedar Ave S	J M Ruacho & M Marquez/Jose Ruacho & Maria Marquez
01-028-24-22-0042	3021 Cedar Ave S	C & K Bruzelius/Cherilyn & Keith Bruzelius
01-028-24-22-0040	3022 Longfellow Ave S	Jennifer M Yates
01-028-24-22-0041	3020 Longfellow Ave S	Z Gallarzo & M Gallarzo
01-028-24-22-0039	3016 Longfellow Ave S	John Eric Moe/Jonh E Moe
01-028-24-22-0038	3012 Longfellow Ave S	Carl Leverentz, Et. Al./Glen C Ellis

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01-028-24-22-0037	3008 Longfellow Ave S	Alimotu Hollis
01-028-24-22-0036	3006 Longfellow Ave S	City of Minneapolis (Public Works Right of Way)
01-028-24-22-0035	1839 Lake Street East	J L Ulasich & L N Ulasich/James L Ulasich
01-028-24-22-0034	1837 Lake Street East	J L Ulasich & L N Ulasich/James L Ulasich
01-028-24-22-0033	1841 Lake Street East	The Salvation Army

#### **BLOCK 2**

01-028-24-22-0032	1845 Lake Street East	Little Bros - Friends Elderly
01-028-24-22-0031	3009 Longfellow Ave S	James C LoPesio/RTNE, Inc.
01-028-24-22-0030	3015 Longfellow Ave S	Sec Of Hsg & Urb Dev
01-028-24-22-0029	3017 Longfellow Ave S	A J Zeller & S A Seller/Ambrose & Sylvia Zeller
01-028-24-22-0028	3022 19th Ave S	Marlene B Haug/Marlene Meritt
01-028-24-22-0027	3020 19th Ave S	L & F Drake/Lester B Drake
01-028-24-22-0026	3016 19th Ave S	S Frizell & G Frizell/Sammie & Geraldine Frizell
01-028-24-22-0025	3012 19th Ave S	R A Williams & A F Olsen/Albert F Olson
01-028-24-22-0024	1855 Lake Street East	R W Brisbois & K Brisbois/Friday Obonor

#### **BLOCK 3**

01-028-24-22-0023	1901 Lake Street East	Q C Energy II LC
01-028-24-22-0021	3009 19th Ave S	Robert J Gervais/Robert Joseph Gervais
01-028-24-22-0022	3011 19th Ave S	Raymond G Pochardt/Robert Joseph Gervais
01-028-24-22-0020	3013 19th Ave S	Paul Durlene Landvick/Paul Landvick
01-028-24-22-0019	3015 19th Ave S	K K & R D Krueger/Kurtis K & Rosalyn D Krueger
01-028-24-22-0018	3017 19th Ave S	Larry P Arth & Laurie A Arth/Larry Arth
01-028-24-22-0017	3020 <sup>1/2</sup> 19th Ave S	City of Minneapolis (Public Works Right of Way)
01-028-24-22-0015	3016 20th Ave S	D A Erickson & D R Gustafson/Donald A Erickson
01-028-24-22-0016	3014 20th Ave S	L Lee & M Vang/Leng Lee & Mai Vang

01-028-24-22-0014	3010 20th Ave S	John G & Janet M Winjum
01-028-24-22-0126	3000 20th Ave S	Roger Curtin/Unity Temple Church of God In Christ

#### **BLOCK 4**

01-028-24-22-0010	2005 Lake Street East	Ronald J Wuchko
01-028-24-22-0009	3013 20th Ave S	C & S Stewart/Christopher & Sue Stewart
01-028-24-22-0008	3017 20th Ave S	David Ortiz
01-028-24-22-0007	3020 20th Ave S	City of Minneapolis (Public Works Right of Way)
01-028-24-22-0006	3016 21st Ave S	David M Loch
01-028-24-22-0005	3012 21st Ave S	J M Nunez & A Prashad/Jose Nunez & Anand Prashad

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01-028-24-22-0004	3008 21st Ave S	LSM, Inc.
01-028-24-22-0003	2015 Lake Street East	Paco of Minnesota LLC
01-028-24-22-0002	2019 Lake Street East	Paco of Minnesota LLC
01-028-24-22-0001	2011 Lake Street East	Paco of Minnesota LLC
01-028-24-22-0011	2011 <sup>1/2</sup> E Lake Street	City of Minneapolis Public Works ROW

A map showing all the property that may be acquired is attached as Exhibit # 2 to this Plan.

Property located within the project area may be acquired, as needed, in order to accomplish the redevelopment objectives of this plan. The acquisition of parcels will be subject to limitations imposed by availability of funds, developer interest, staging requirements, soil contamination and other financial and environmental considerations. Inclusion of property in the category of "property that may be acquired" does not indicate an absolute commitment on the part of the Agency to acquire a property.

## **2. Conditions Under Which Property May Be Acquired**

State law authorizes the Agency to acquire property either on a negotiated basis or through the use of its power of eminent domain, if necessary, to carry out a redevelopment plan. The Agency will seek to acquire property from willing sellers whenever possible, but may use the power of eminent domain to acquire property identified as "property that may be acquired" when necessary.

### **C. Rehabilitation**

Structures on property acquired under this Redevelopment Plan will be demolished to allow for new construction or rehabilitated.

#### D. Redevelopers' Obligations

The general requirements to be imposed upon the redevelopers, their successors or assigns, will be established in the development agreements.

#### IV. Relocation

There are several properties within the project area designated as property that may be acquired by the Agency. Implementation of this plan may result in the displacement of tenant businesses. All displacees will receive relocation services and benefits for which they qualify, as discussed within the Relocation Plan.

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#### V. Official Action to Carry Out the Redevelopment Plan

Minnesota law requires that the Minneapolis City Planning Commission review this Redevelopment Plan and that its written opinion, if any, accompany the Redevelopment Plan when it is officially submitted to the City Council for approval. In approving this Redevelopment Plan, the City Council is responsible for carrying out those elements of the Redevelopment Plan requiring official action by the City government.

#### VI. Procedure for Changes in Approved Redevelopment Plan

This Redevelopment Plan may be modified provided the modification shall be adopted by the Agency and the Minneapolis City Council under provisions of the Municipal Housing and Redevelopment Act of the State of Minnesota, Section 469.029, Subdivision 6, as follows:

"A redevelopment plan may be modified at any time. The modification must be adopted by the authority and the governing body of the political subdivision in which the project is located, upon the notice and after the public hearing required for the original adoption of the redevelopment plan. If the authority determines the necessity of changes in an approved redevelopment plan or approved modification thereof, which changes do not alter or affect the exterior boundaries, and do not substantially alter or affect the general land uses established in the plan, the changes shall not constitute a modification of the redevelopment plan nor require approval by the governing body of the political subdivision in which the project is located."

Hiawatha and Lake Redevelopment Project Boundary Map  
June 13, 2002

Goes here ~ to view map, please call MCDA

Exhibit # 2

Hiawatha and Lake Redevelopment Project Acquisition Map  
June 13, 2002

Goes here ~ to view map, please call MCDA

Hiawatha and Lake Redevelopment Project Land Use Map  
June 13, 2002

Goes here ~ to view map, please call MCDA

## EXHIBIT # 4

### PROJECT AREA REPORT AND DOCUMENTATION OF BLIGHT

#### Hiawatha and Lake Redevelopment Plan

June 13, 2002

#### Introduction

The Hiawatha and Lake Redevelopment Project (the "Redevelopment Project") was approved by the Minneapolis City Council on May 19, 2000 and is a redevelopment project as defined in the Minnesota Housing and Redevelopment Authorities Act (Minnesota Statutes, Section 469.002, Subdivision 14).

The Redevelopment Project provides a framework for future planning that has developed a citizen participation process, preparation of a concept plan, and development objectives. Strategies for phasing development and relocating existing businesses that will be affected by the redevelopment will be refined with input from local neighborhoods and business associations. The expansion to the existing boundary of the Hiawatha and Lake Redevelopment Project will facilitate the City's ability to work with developers in site assembly if necessary. The Redevelopment Project will promote strong, vital commercial corridors and promote mixed use development along commercial corridors.

According to Minnesota Statutes, Section 469.002, Subdivision 14, paragraph 1, redevelopment projects are established "...for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight." The Hiawatha and Lake project area therefore must be found to be a blighted area, which is defined in Section 469.002, Subd. 11 of the Act as:

*...any area with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. (Minnesota Statutes Chapter 469.002, Subdivision 11).*

The purpose of this Project Area Report and Documentation of Blight is to describe the conditions that qualify the expanded Hiawatha and Lake Redevelopment Project area for inclusion in a redevelopment project area in accordance with Minnesota Statutes, Chapter 469.002, Subd. 11.

### **Description of the Area**

The expanded Project Area is approximately a two block site consisting of forty-nine (49) tax parcels, located between 29th Street East on the north, the east right of way line of 18<sup>th</sup> Avenue South on the west, 31st Street East on the south and the west right of way line of Cedar Avenue on the east. The project area is located in the Corcoran and Phillips Neighborhoods of south Minneapolis and is within the 9<sup>th</sup> and 6<sup>th</sup> Wards of the City of Minneapolis. (See Exhibit 1, Project Boundary Map).

The area is characterized by a mix of land uses, ranging from commercial structures to older, smaller commercial buildings, multiunit apartment buildings, and residential areas. Detailed and documented parcel-by-parcel inspections of the properties to be added to the Project Area were conducted and the supporting facts for the conclusions of those inspections are retained and available from the Agency.

### **Facts Supporting Eligibility as a Redevelopment Project Area**

The addition to the Hiawatha and Lake Redevelopment Area was evaluated by the Minneapolis Community Development Agency (MCDA) staff in an area-wide survey conducted in April of 2002. The area to be included in the expanded redevelopment project meets the statutory definition of a “blighted area” and indicates significant “blighting influences” due to the presence of vacant and underutilized land, boarded structures, and physically and functionally obsolete commercial and residential buildings in need of major and minor repair.

The statutory definition for “blighted areas” include “buildings or improvements that exhibit dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use, obsolete layout and other factors, detrimental to the safety, morals or welfare of the community”. Many of the existing residential spaces are obsolete for their present or continued use and are functionally obsolete, lacking certain life safety factors, elements of the Americans with Disabilities Act and obsolete mechanical and electrical systems essential for continued occupancy. Further, the residential and commercial buildings lack energy conservation standards essential for continued occupancy in order to be in compliance with the Uniform Building Code of Ordinances (see State Energy Code 2000, and Bulletin 80-1 Property Code).

Documentation supporting the conclusion that the area is blighted is on file in the offices of the MCDA in Suite 600 of the Crown Roller Mill at 105 - 5<sup>th</sup> Avenue South, Minneapolis, Minnesota, 55401.